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MODIFICATION AGREEMENT

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THIS AGREEMENT, made this 12th day of February, 1993 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, party of the first part, and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois corporation, not personally but as a Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said company in pursuance of a Trust Agreement dated August 1, 1989 and known as Trust Number 108924-04 party of the second part, WITNESSETH:

THAT, WHEREAS, the party of the second part heretofore executed a certain Mortgage dated April 22, 1991 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 91215510 which encumbers the following described real estate, lying and being in the County of Cook State of Illinois, legally described as Exhibit "A" attached hereto and made a part hereof by this reference:

which said Mortgage was given to secure the payment of one certain Principal Note executed by the party of the second part for the sum of EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS.

AND WHEREAS, said MORTGAGE securing said Principal Note is valid and subsisting lien of the premises described in said MORTGAGE for the principal sum of (\$800,000.00) EIGHT HUNDRED THOUSAND AND NO/100).

AND WHEREAS, the outstanding principal sum of indebtedness of the party of the second part to the party of the first part under the Note, as of the date hereof is THREE HUNDRED SIXTY ONE THOUSAND, SIXTEEN DOLLARS AND SIXTY SIX CENTS DOLLARS (\$361,016.66) such sum is evidenced by the Note and Mortgage.

AND WHEREAS, the said Principal Note by its terms is due and payable on May 1, 1996.

AND WHEREAS, the parties hereto have agreed upon a reduction in rate and an extension of time.

NOW THEREFORE, in consideration of the premises and the mutual promises and agreements hereinafter made by and between the parties hereto, the said parties do hereby mutually promise and agree as follows: to wit: The said party of the first part agrees with the said party of the second part that the per annum interest rate on said Note will change to 6.95% effective February 1, 1993.

The monthly principal and interest payment will change to \$3,480.34 effective March 1, 1993 and monthly thereafter until the final payment on February 1, 1998. The payment is based on the scheduled principal balance of \$361,016.66 remaining as of the interest change date and the remaining amortization term of 159 months.

And the said parties hereto further mutually agree that all the provisions, stipulations, powers and covenants in said Principal Note and in the said Mortgage contained shall stand and remain unchanged and in full force and effect for and during said extended period, except only as the same are herein and hereby specifically varied or amended; and further that in the event of a failure to pay the same remaining principal balance keep, fulfill or perform any or all of the covenants and agreements contained in said Mortgage then the whole of said principal sum shall, at the election of the holder of said Principal Note, become at once, without notice, due and payable and may be collected, together with all accrued interest thereon, in the same manner as if said extension had not been granted, anything hereinbefore contained to the contrary notwithstanding.

And it is expressly understood and agreed by and between the parties hereto that the covenants and agreements herein contained shall bind, and inure, to the respective heirs, executors, administrators, legal representatives and assigns of the said parties hereto.

Box 15

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LEGAL DESCRIPTION

EXHIBIT "A"

Unit No. 27 Together with an undivided percent interest of the Common Elements, as delineated on the Plat of Survey of the following described Parcels:

Parcel I:

That part of the Southerly 40 feet of Lot 37 lying Southwesterly of the Westerly line of Sheridan Road (excepting therefrom the Westerly 54.75 feet) in Block 13 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37, all inclusive, in Pine Grove, a Subdivision of fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Also

Parcel II:

The Northerly 25 feet measured at right angles with the Northerly line thereof of the following described tract of land:

That part of Lot 1 in the Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37, inclusive, in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at the intersection of the Northerly line of said Lot with the Westerly line of Sheridan Road; thence Westerly along the Northerly line of said Lot 150 feet; thence Southerly to a point in the South line of said Lot distant 190 feet Easterly from the Westerly line of said Lot and being on the Northerly line of Hawthorne Place; thence Easterly along the Southerly line of said Lot 150.84 feet to the Westerly line of Sheridan Road, thence Northerly along the Westerly line of Sheridan Road 298.96 feet to the place of beginning, in Cook County, Illinois, which Plat of survey is attached as Exhibit "A" to the Declaration of Condominium made by the Cosmopolitan National Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated November 15, 1965 and known as Trust Number 15666, recorded in the Office of The Recorder of Cook County, Illinois as Document Number 20,446,824, and registered with the Registrar of Titles of Cook County, Illinois on the First day of April 1968 as Document I.R. 2,380,325, and which Plat of Survey has been amended by the First Amendment to said Exhibit "A" - Page 27 attached to that Amendment to Declaration of Condominium Ownership and Easements, Restrictions and Covenants for the Thirty-Four Seventy Condominium made by and between the 3470 N. Lake Shore Drive Association and Ina J. Feldman, recorded in the Office of the Recorder of Cook County, Illinois as Document Number 89-418407 and registered with the Registrar of Titles of Cook County, Illinois on the 6th day of September, 1989 as Document LR 3822867 (excepting from said parcels and the property and space comprising all the units thereof as said units are defined and delineated in said Declaration and said Survey), all in Cook County, Illinois.

Property Address: Unit 27, 3470 N. Lake Shore Dr.
Chicago, IL 60657

Tax I.D.: #14 21 306 038 1063

COOK COUNTY, ILLINOIS
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AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO Trustee under Trust Agreement dated August 1, 1989 and known as Trust #108924-04

BY: [Signature]
ITS: INDUP

(SEAL)

ATTEST:

BY: [Signature]
ITS: ASST SECRET

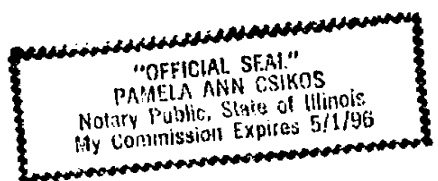
This instrument is executed by and under the hand and seal of the Trustee, not previously on July 31, 1989 in the presence of the co-witnesses and duly countersigned and sealed in Illinois and the Trustee is hereby notified and advised that all of the provisions, covenants, conditions, obligations, and liabilities contained herein shall be a part of the liability of personal assets of the Trustee and shall be enforceable against the Trustee in this instrument.

STATE OF ILLINOIS) SS
COUNTY OF COOK

I, Pamela Ann Czikos, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that P. JOHANSEN Second Vice President of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association and JUDITH B. CRAVEN ASSISTANT SECRETARY of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such

and ASSISTANT SECRETARY, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee for the uses and purposes therein set forth; and the said ASSISTANT SECRETARY did also then and there acknowledge that he, as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this FEB 23 1993 day of _____, 19____.



Pamela Ann Czikos
Notary Public
My commission expires 5/1/96

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